



PROCTORS

ESTATE AGENTS

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106 Arran Avenue, Blackburn

"Offers Over" £110,000

No Chain

A very attractive, semi-detached house enjoying a corner plot in this well established and convenient residential area close to all amenities. The property provides well maintained living accommodation which provides a lounge, a fully fitted kitchen, 2 bedrooms (both with fitted wardrobes) and a 3 piece shower room. Gas central heating and PVC double glazed windows are both installed. There are well laid gardens and a driveway to the side leading to a garage with adjoining store. There is also a large timber shed. Viewing is recommended.



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ACCOMMODATION

ENTRANCE HALL

Radiator with cover, PVC front door and side windows

LOUNGE

16' 9" x 10' 7" (5.11m x 3.23m) Gas fire in fire surround, 2 radiators with covers, 2 PVC double glazed windows, wall lighting

DINING KITCHEN

14' 9" x 13' 3" (4.5m x 4.04m) 3 PVC double glazed windows, wall and floor units, stainless steel single drainer sink unit, built in oven, gas hob, 2 radiators

FIRST FLOOR

LANDING

PVC double glazed window

BEDROOM ONE

14' 11" x 9' 9" (4.55m x 2.97m) Fitted wardrobes and matching cupboards, 2 radiators, 2 PVC double glazed windows

BEDROOM TWO

10' 4" x 9' 6" (3.15m x 2.9m) PVC double glazed windows, fitted wardrobes and drawers, radiator, AC, loft access with ladder

3 PIECE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed windows, radiator

OUTSIDE

Well laid gardens, driveway and garage with adjoining store, timber shed

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

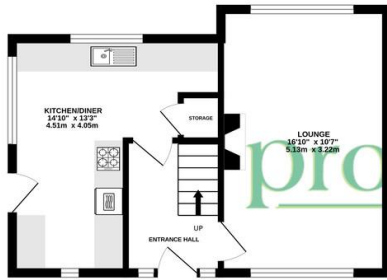
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Band A
Blackburn with Darwen Borough Council
59d

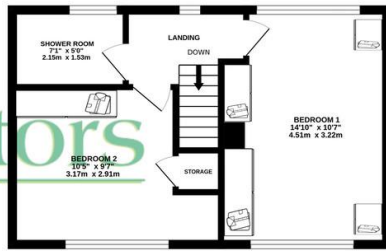
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



106 ARRAN AVENUE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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